142.0	0006	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 837,900 / 837,900
					USE VALUE: 837,900 / 837,900
					ASSESSED: 837,900 / 837,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCKART ELISE B
Owner 2:	
Owner 3:	
Street 1:	6 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROCKART ELISE F -
Owner 2:	-
Street 1:	6 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1974 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	380,300	1,600	456,000	837,900
Total Card	0.115	380,300	1,600	456,000	837,900
Total Parcel	0.115	380,300	1,600	456,000	837,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.47 | /Parcel: 424.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 92045

GIS Ref

GIS Ref

Insp Date 02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0006-0002.0

!11032!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,300	1600	5,000.	456,000	837,900	837,900	Year End Roll	12/18/2019
2019	101	FV	283,600	1600	5,000.	427,500	712,700	712,700	Year End Roll	1/3/2019
2018	101	FV	273,900	1600	5,000.	353,400	628,900	628,900	Year End Roll	12/20/2017
2017	101	FV	273,900	1600	5,000.	324,900	600,400	600,400	Year End Roll	1/3/2017
2016	101	FV	294,200	1600	5,000.	296,400	592,200	592,200	Year End	1/4/2016
2015	101	FV	287,600	1600	5,000.	290,700	579,900	579,900	Year End Roll	12/11/2014
2014	101	FV	287,600	1600	5,000.	270,200	559,400	559,400	Year End Roll	12/16/2013
2013	101	FV	259,400	1600	5,000.	257,100	518,100	518,100		12/13/2012

PRINT

Date	Time
12/11/20	01:14:49

LAST REV

Date	Time
03/27/19	09:08:49
danam	
11032	

USER DEFINED

Prior Id # 1:	92045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCKART ELISE F	67889-425		8/26/2016	Family	425,000	No	No		
KEENAN WILLIAM	67056-442		4/7/2016		850,000	No	No		
	14667-239		7/1/1982		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1757	Add Bath	158,800	O				
12/30/2010	2447	Inter Fi	87,000					FOR NEW KIT/3/4BAT
11/19/2010	2315	Addition	117,000					SHELLFOR LARGER KI
5/5/2004	328	Re-Roof	4,000					
11/26/2002	994	Re-Roof	3,200					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
3/29/2017	SQ Returned	MM	Mary M
7/3/2013	Measured	JBS	JOHN S
2/2/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18191481
Const Adj.:	0.99980003
Adj $ / SQ:	147.710
Other Features:	84693
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426297
Depreciation:	46040
Depreciated Total:	380257

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	3	Baths:	1	HB						

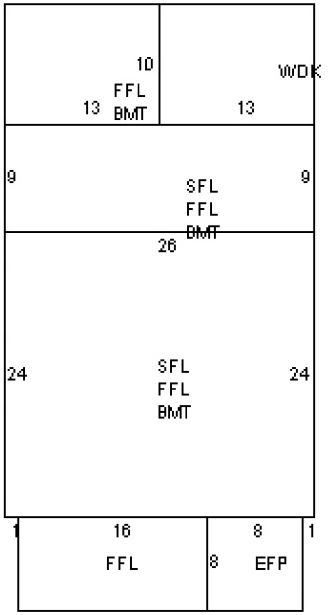
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.71
Special Features:	0	Val/Su Net:	120.50
Final Total:	380300	Val/Su SzAd	192.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	147.710	164,844
BMT	Basement	988	44.310	43,781
SFL	Second Floor	858	147.710	126,735
WDK	Deck	130	13.690	1,780
EFP	Enclos Porch	64	69.750	4,464

Net Sketched Area:	3,156			Total:	341,604
Size Ad	1974	Gross Are	3156	FinArea	1974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X8	A	FR	1919	40.00	T	50	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:	
				Total:	1,600